

# AVAILABLE FOR LEASE

1555-1565 LA MIRADA DRIVE  
SAN MARCOS, CALIFORNIA | 92078



±2,700 - 27,564  
SQUARE FEET AVAILABLE



MULTI-TENANT INDUSTRIAL  
WITH FENCED YARD



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**SPACE AVAILABLE**

**27,564 SF**

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**BUILDING DESCRIPTION**

**Single Tenant or Multi-Tenant Options Available**

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**YARD AREA**

**Approximately 25,000 SF**

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**CONSTRUCTION**

**Concrete Block and Metal**

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**CLEAR HEIGHT**

**14' - 20'**

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**GRADE LEVEL DOORS**

**8**

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**SPRINKLERS**

**Yes**

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**ELECTRIC**

**Approximately 1,075 Amps  
3-Phase Heavy Power**

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**ZONING**

**I-Industrial**

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**RATE**

**Negotiable (est. NNN = \$0.37/SF)**

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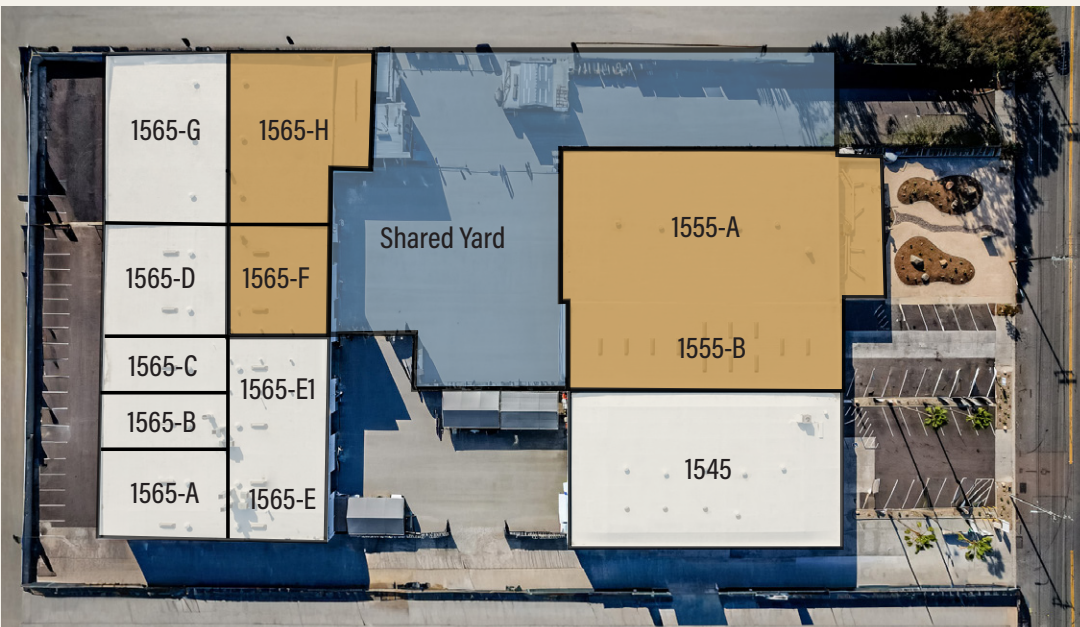
# ASSET FEATURES

# SITE PLAN



## OPTION A: SINGLE-TENANT OPTION

SUITE A/B/F/H	27,564 SF
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## OPTION B: MULTI-TENANT OPTION

SUITE A/B	19,464 SF
SUITE F	2,700 SF
SUITE H	5,400 SF

# 1555-1565 LA MIRADA DR

## SAN MARCOS, CA 92078

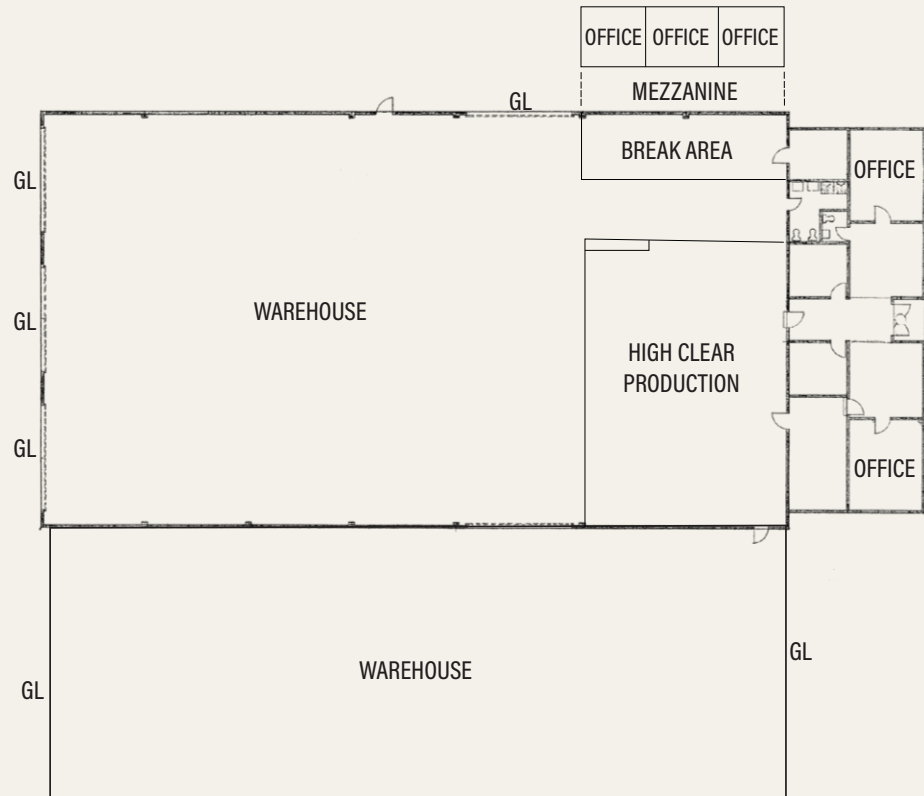
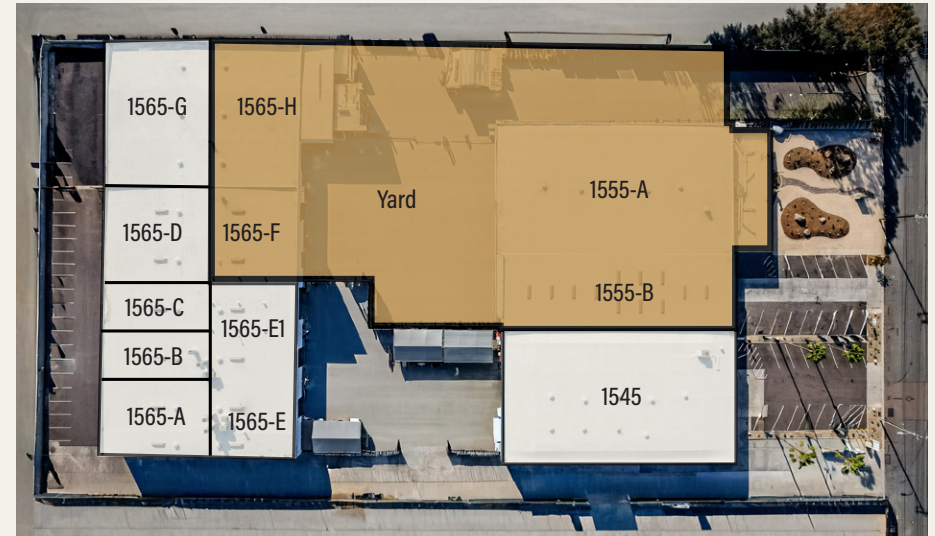
SUITE A/B/F/H

27,564 SF

8 GL ROLL-UP  
DOORS

1,075 AMPS, 3-PHASE POWER

# AVAILABILITY



# OPTION A

# 1555 LA MIRADA DR SAN MARCOS, CA 92078

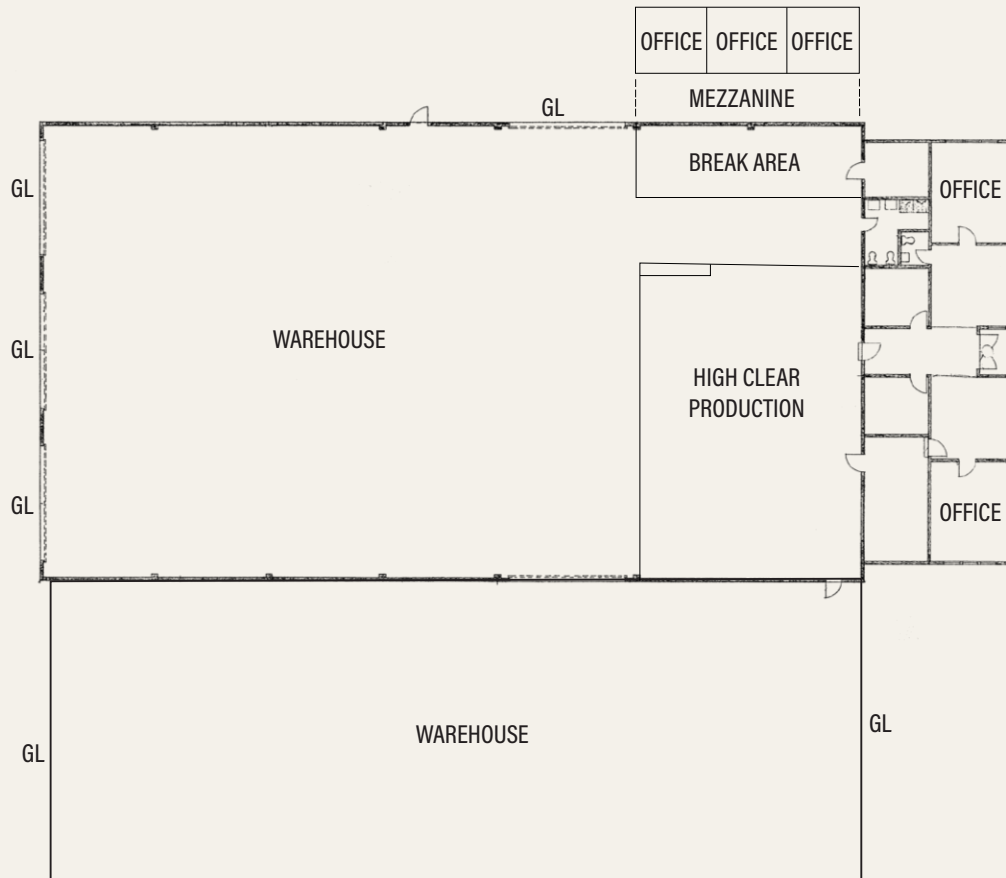
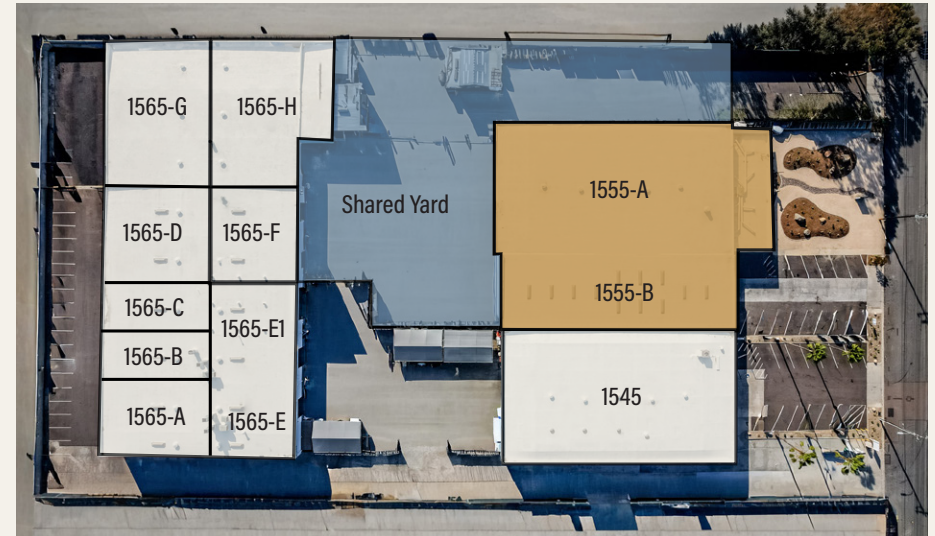
SUITE A/B

19,464 SF

6 GL ROLL-UP  
DOORS

800 AMPS, 3-PHASE POWER

# AVAILABILITY



OPTION B

1565 LA MIRADA DR  
SAN MARCOS, CA 92078

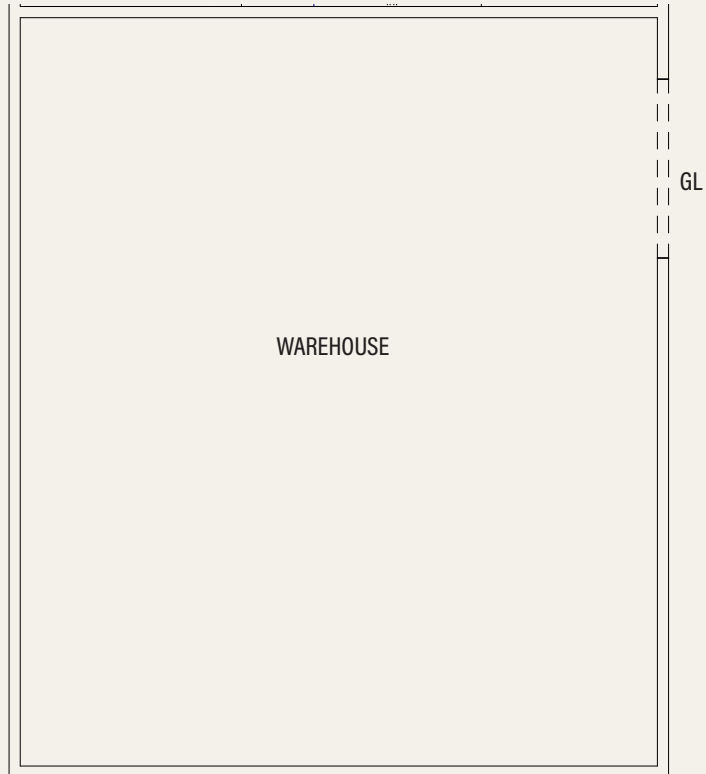
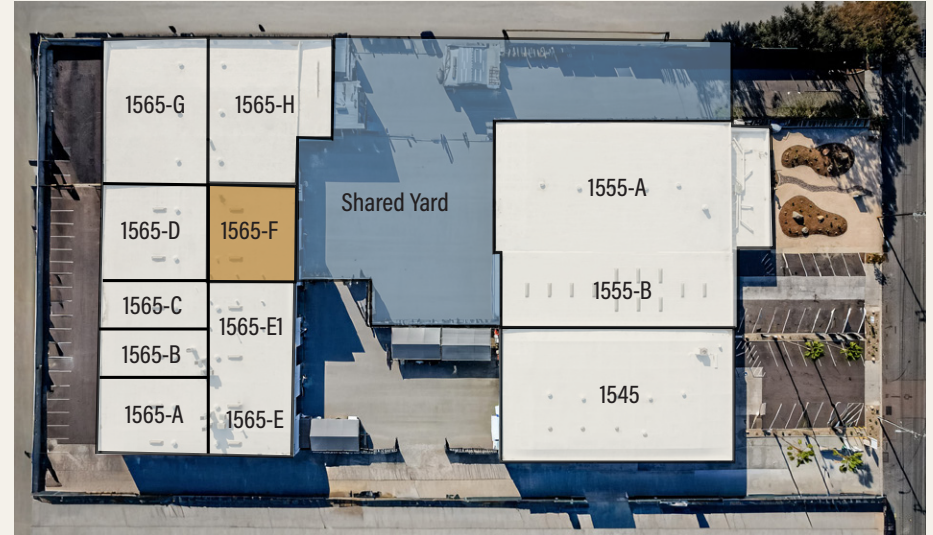
SUITE F

2,700 SF

1 GL ROLL-UP  
DOOR

100 AMPS, 3 -PHASE POWER

# AVAILABILITY



OPTION B

1565 LA MIRADA DR  
SAN MARCOS, CA 92078

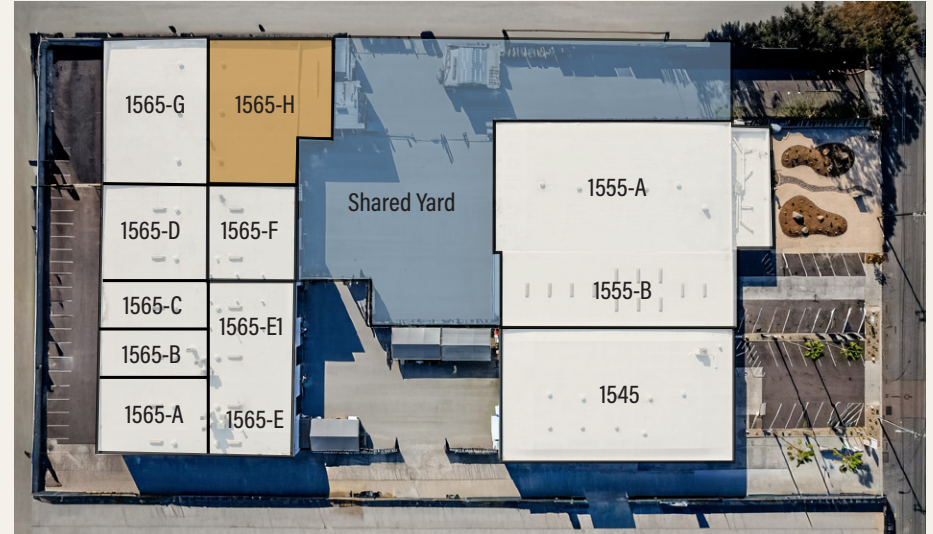
SUITE H

5,400 SF

1 GL ROLL-UP  
DOOR

175 AMPS, 3-PHASE POWER

# AVAILABILITY



OPTION B



# AVAILABLE FOR LEASE



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